

# LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 1B OF PHASE II

BEING A REPLAT OF LOTS 7-R THROUGH 11-R OF THE LOXAHATCHEE CLUB  
AT MAPLEWOOD PLAT NO. 1A OF PHASE II, AS RECORDED IN PLAT BOOK 86, PAGES 109 THROUGH 110  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

AND BEING A REPLAT OF LANDSCAPE TRACT "A", LOT 12 AND A PORTION OF HAWKSBILL WAY,  
AS SHOWN ON THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 1 OF PHASE II, AS  
RECORDED IN PLAT 48, PAGES 131 THROUGH 134, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND BEING A REPLAT OF PARCEL 12A, AS SHOWN ON THE LOXAHATCHEE CLUB AT MAPLEWOOD  
PLAT NO. 2 OF PHASE II, AS RECORDED IN PLAT BOOK 51, PAGES 39 THROUGH 53, PUBLIC RECORDS  
OF PALM BEACH COUNTY, FLORIDA

LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST,  
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

JANUARY, 2001 SHEET 1 OF 3



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COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 9:03A M  
this 11th day of March 2001  
and duly recorded in Plat Book No. 87  
on page 117-118  
DOROTHY H. WILKIN, Clerk of Circuit Court  
*Dorothy Wilkin*

## DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT AMLEA, INC., A FLORIDA CORPORATION, WARREN B. MOSLER, SUE ELLEN GAMBLE MOSLER, WILLIAM J. MOORE, DORIS K. MOORE, AND THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., OWNERS OF THE LAND SHOWN HEREON AS LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 1B OF PHASE II.

### LEGAL DESCRIPTION:

LOTS 7-R THROUGH 11-R OF LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 1A OF PHASE II, AS RECORDED IN PLAT BOOK 86, PAGES 109 THROUGH 110, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH LANDSCAPE TRACT "A", LOT 12 AND A PORTION OF HAWKSBILL WAY, AS SHOWN ON THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 1 OF PHASE II, AS RECORDED IN PLAT 48, PAGES 131 THROUGH 134, SAID PUBLIC RECORDS, TOGETHER WITH PARCEL 12A, AS SHOWN ON THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 2 OF PHASE II, AS RECORDED IN PLAT BOOK 51, PAGES 39 THROUGH 53, SAID PUBLIC RECORDS, ALL LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 13, AS SHOWN ON SAID LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 1 OF PHASE II, AS RECORDED IN PLAT 48, PAGES 131 THROUGH 134, SAID PUBLIC RECORDS; THENCE NORTH 29°53'09" EAST ALONG THE EASTERLY LINE OF SAID LOT 13, A DISTANCE OF 120.00 FEET TO THE INTERSECTION THEREOF WITH THE NORTHERLY LINE OF SAID PARCEL 12A; THENCE SOUTH 60°06'51" EAST ALONG SAID NORTHERLY LINE OF PARCEL 12A AND ALONG THE NORTHERLY LINE OF SAID LOTS 7-R THROUGH 11-R, A DISTANCE OF 360.00 FEET; THENCE SOUTH 29°53'09" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 60°06'51" EAST, A DISTANCE OF 30.00 FEET TO THE EASTERLY LINE OF SAID LOT 7-R; THENCE SOUTH 29°53'09" WEST ALONG THE EASTERLY LINE OF SAID LOT 7-R, A DISTANCE OF 135.00 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHERLY LINE OF SAID LOT 7-R; THENCE NORTH 60°06'51" WEST, A DISTANCE OF 185.00 FEET; THENCE SOUTH 29°53'09" WEST, A DISTANCE OF 29.28 FEET TO A POINT OF NON TANGENCY OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 65.00 FEET AND A CHORD BEARING OF SOUTH 09°38'09" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°27'40", AN ARC DISTANCE OF 77.67 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 105°27'50", AN ARC DISTANCE OF 18.41 FEET TO A POINT OF TANGENCY AND A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HAWKSBILL CIRCLE; THENCE SOUTH 80°53'09" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 61.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°25'50", AN ARC DISTANCE OF 33.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 794.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF ECHO DRIVE, AS SHOWN ON SAID LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 1 OF PHASE II, THROUGH A CENTRAL ANGLE OF 111°07'26", AN ARC DISTANCE OF 154.25 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 420.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ECHO DRIVE THROUGH A CENTRAL ANGLE OF 30°46'46", AN ARC DISTANCE OF 225.63 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 705.56 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ECHO DRIVE THROUGH A CENTRAL ANGLE OF 07°30'00", AN ARC DISTANCE OF 52.36 FEET TO A POINT OF CUSP OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1272.93 FEET AND A CHORD BEARING OF SOUTH 66°06'02" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID HAWKSBILL WAY THROUGH A CENTRAL ANGLE OF 11°58'23", AN ARC DISTANCE OF 266.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 60°06'51" EAST, A DISTANCE OF 132.46 FEET TO A POINT OF NON TANGENCY OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 89.86 FEET AND A CHORD BEARING OF NORTH 10°03'58" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°30'04", AN ARC DISTANCE OF 19.61 FEET TO A POINT OF NON TANGENCY; THENCE NORTH 14°58'25" WEST, A DISTANCE OF 35.27 FEET; THENCE NORTH 60°06'51" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID HAWKSBILL WAY, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 81,293 SQUARE FEET OR 1.8662 ACRES MORE OR LESS.

## DEDICATION CONTINUED

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 2) THE RECIPROCAL MAINTENANCE EASEMENTS (R.M.E.) SHOWN HEREON ARE HEREBY DEDICATED TO THE ADJOINING LOT OWNERS FOR BUILDING MAINTENANCE PURPOSES.
- 3) TRACT "A", SHOWN HEREON IS HEREBY DEDICATED TO THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC. FOR LANDSCAPE, UTILITY AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 4) TRACT "B", SHOWN HEREON IS HEREBY DEDICATED TO THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC. FOR LANDSCAPING, UTILITIES, DRAINAGE PURPOSES, AND INGRESS AND EGRESS TO LOTS "C" OR "D" AND 118R SHOWN HEREON, SAID TRACT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 5) TRACT "C", SHOWN HEREON IS HEREBY DEDICATED TO THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC. FOR PRIVATE ROADWAY, UTILITIES AND DRAINAGE PURPOSES, SAID TRACT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 6) TRACT "D", SHOWN HEREON IS HEREBY DEDICATED TO THE LOXAHATCHEE CLUB, INC., A FLORIDA CORPORATION, FOR GOLF COURSE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 7) THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN ON SAID PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SUCH DRAINAGE SYSTEM, SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES. THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COSTS.

IN WITNESS WHEREOF, AMLEA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF January, 2001.

AMLEA, INC., A FLORIDA CORPORATION

BY: *Arlene J. Canty* ARLENE J. CANTY  
VICE PRESIDENT  
BY: *Eileen F. Letsch* EILEEN F. LETSCH  
SECRETARY

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ARLENE J. CANTY AND EILEEN F. LETSCH, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF AMLEA, INC., A FLORIDA CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, WITNESS BY HAND AND OFFICIAL SEAL THIS 11th DAY OF January, 2001.

MY COMMISSION EXPIRES 9/02 *Regina R. Montz*  
NOTARY PUBLIC

IN WITNESS WHEREOF, WE, WARREN B. MOSLER AND SUE ELLEN GAMBLE MOSLER DO HEREBY SET OUR HANDS THIS 10th DAY OF January, 2001.

WITNESS: *Warren B. Mosler* WARREN B. MOSLER

WITNESS: *Sue Ellen Gamble Mosler* SUE ELLEN GAMBLE MOSLER

WITNESS: *Sue Ellen Gamble Mosler* SUE ELLEN GAMBLE MOSLER

WITNESS: *Sue Ellen Gamble Mosler* SUE ELLEN GAMBLE MOSLER

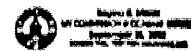
### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WARREN B. MOSLER AND SUE ELLEN GAMBLE MOSLER, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVERS LICENSE, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF January, 2001.

MY COMMISSION EXPIRES 9-25-02 *Regina R. Montz*  
NOTARY PUBLIC



IN WITNESS WHEREOF, WE, WILLIAM J. MOORE AND DORIS K. MOORE DO HEREBY SET OUR HANDS THIS 12th DAY OF January, 2001.

WITNESS: *William J. Moore* WILLIAM J. MOORE

WITNESS: *Doris K. Moore* DORIS K. MOORE

WITNESS: *Doris K. Moore* DORIS K. MOORE

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

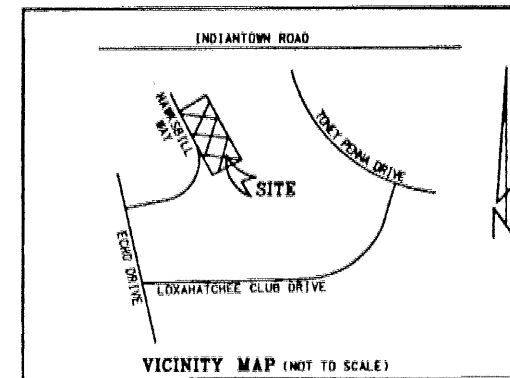
BEFORE ME PERSONALLY APPEARED WILLIAM J. MOORE AND DORIS K. MOORE, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVERS LICENSE, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF January, 2001.

MY COMMISSION EXPIRES 9-25-02 *Regina R. Montz*  
NOTARY PUBLIC

### ABBREVIATIONS:

- R/W - RIGHT OF WAY
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- PG. - PAGE
- U.E. - UTILITY EASEMENT
- R.M.E. - RECIPROCAL MAINTENANCE EASEMENT
- P.O.B. - POINT OF BEGINNING
- R - RADIUS
- Δ - DELTA ANGLE
- L - ARC LENGTH
- CB - CHORD BEARING
- SQ. FT. - SQUARE FEET
- CL - CENTERLINE



IN WITNESS WHEREOF, THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A NOT FOR PROFIT FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL TO DIRECTORS, THIS 16th DAY OF January, 2001.

THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC.

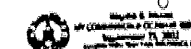
BY: *Kenneth West* BY: *Eileen F. Letsch*  
KENNETH WEST V.P. EILEEN F. LETSCH, SEC.  
(PRINT NAME & TITLE) (PRINT NAME & TITLE)

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Kenneth West* AND *Eileen F. Letsch*, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A NOT FOR PROFIT FLORIDA CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, WITNESS BY HAND AND OFFICIAL SEAL THIS 15th DAY OF January, 2001.

MY COMMISSION EXPIRES 9/02 *Regina R. Montz*  
NOTARY PUBLIC



**LIDBERG LAND SURVEYING, INC.**  
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-748-8454

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